

PROPERTY LOCATION

No	Alt No	Direction/Street/City
141		WARREN ST, ARLINGTON

OWNERSHIP

Owner 1:	AHOUSE JEREMY		
Owner 2:	TAYLOR SARAH		
Owner 3:			
Street 1:	141 WARREN STREET		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	AHOUSE JEREMY -		
Owner 2:	TAYLOR SARAH -		
Street 1:	141 WARREN STREET		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1890, having primarily Clapboard Exterior and 2367 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:		Spl Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

Residential

CARD

ARLINGTON

APPRAISED:

USE VALUE:

ASSESSED:

Total Card /

Total Parcel

919,700

919,700

919,700



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	146023
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	919,700			919,700		146023
							GIS Ref
							GIS Ref
Total Card	0.000	919,700			919,700	Entered Lot Size	
Total Parcel	0.000	919,700			919,700	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		388.55	/Parcel: 388.55	Land Unit Type:	Insp Date
							07/12/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	102	FV	919,700	0	.		919,700		Year end	12/23/2021	PRINT	
2021	102	FV	892,300	0	.		892,300		Year End Roll	12/10/2020	Date	Time
2020	102	FV	878,500	0	.		878,500	878,500	Year End Roll	12/18/2019	12/29/21	23:48:27
2019	102	FV	778,200	0	.		778,200	778,200	Year End Roll	1/3/2019	LAST REV	
2018	102	FV	686,900	0	.		686,900	686,900	Year End Roll	12/20/2017	Date	Time
2017	102	FV	625,200	0	.		625,200	625,200	Year End Roll	1/3/2017	07/31/18	08:39:03
2016	102	FV	625,200	0	.		625,200	625,200	Year End	1/4/2016	danam	
2015	102	FV	567,500	0	.		567,500	567,500	Year End Roll	12/11/2014		

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

[illegible]

Sign:

VERIFICATION OF VISIT NOT DATA

Type:	99 - Condo Conv	
Sty Ht:	2A - 2 Sty +Attic	
(Liv) Units:	1	Total: 1
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	2 - Clapboard	
Sec Wall:	1 - Wood Shingl	5%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BEIGE	
View / Desir:	N - NONE	

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

	Building Number 1.

GENERAL INFORMATION

Grade: C+ - Average (+)	
Year Blt: 1890	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES		
Kits: 1	Rating:	Very Good
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	50.000000000
Name:	107 - 7065

RESIDENTIAL GRID													
1st Res Grid		Desc: Line 1								# Units 1			
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals													
		RM:	9			BR:	5		Bath:	1		HB:	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	0
Totals			
1	9	5	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION		
Phys Cond:	VG - Very Good	4.6%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		4.6%

CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.09359944
Const Adj.:	1.00999999
Adj \$ / SQ:	336.883
Other Features:	79000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	964043
Depreciation:	44346
Depreciated Total:	919697

COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	370.57	
Special Features:	0	Val/Su Net:	388.55	
Final Total:	919700	Val/Su SzAd	388.55	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

PARCEL ID 046.A-0001-0001.0

[illegible]

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,367	336.880	797,400
Net Sketched Area:		2,367	Total:	797,400
Size Ad	2367 Gross Area	2367	FinArea	2367

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
3						
3						
7						

IMAGE

AssessPro Patriot Properties, Inc

